

Site Development Data Table

1. Development Data

Site Acreage:	± 3.15 Acres
Tax Parcels:	PID 19919391: ±0.10 Acres PID 19919312: ±0.88 Acres PID 19919316: ±1.97 Acres PID 19919390: ± 0.20 Acres
Current Zoning:	R-3
Existing Land Use:	Residential - Single Family
Proposed Zoning:	Neighborhood Services District (NS)
Maximum Building Area:	50,000 sf
Maximum Building Height:	45'
Applicant:	Cross Commercial Real Estate Group 12400 Wake Union Rd, Suite 3, Wake Forest, NC 27587
Surrounding Land Use:	North - Commercial East - Residential South - Residential West - Residential & Mixed Use
Impervious Surface: (City of Charlotte Zoning Ordinance Section 11.505)	Ratio (3.00 Maximum)
Setbacks: (City of Charlotte Zoning Ordinance Section 11.505)	Front: 30' Side: 10' Rear: 20'
Buffers & Screening: (City of Charlotte Zoning Ordinance Table 12.302(a) - Class C)	North: N/A East: N/A West: Class C South: Class C

2. General Provisions

Zoning District/Ordinances:

Development of the Site will be governed by the Rezoning Plan, which includes these Development Standards and the associated Optional Provisions set forth below, as well as the applicable provision of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the NS zoning classification shall govern all development taking place on the Site.

Graphics and Alterations:

- Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provides flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
- Expressly permitted by the Rezoning Plan (if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification); or
- Minor and don't materially change the overall design intent depicted on the Rezoning Plan.
- The planning Director, or designee, will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

3. Permitted Uses

- Uses allowed by right and under prescribed conditions in the B-1 district are allowed.

4. Transportation

- Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT") in accordance with applicable published standards.

5. Environmental Features

- The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The Site shall comply with the Tree Ordinance. Total required tree save area (15% of overall site): 3.15 x 0.15 = 0.47 AC. (Subject to acreage determined from an actual field survey and boundary determination and any future right-of-way dedications along Steele Creek Road and Shopton Road West.)
- The location, size and type of storm water management system shall be designed in accordance with the City of Charlotte Stormwater Ordinance

6. Amendments to the Rezoning Plan

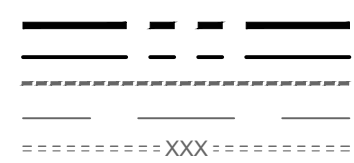
- Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for the then Owner/Owners in accordance with the provisions herein and of Chapter 6 of the Ordinance.

7. Bidding Effect of the Rezoning Application

- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Area(s), as applicable and their respective heirs, devisees, personal representative, successors in interest or assigns.

LEGEND

Rezoning Boundary (Site)
Adjacent Parcel Boundary
Maximum Building & Parking Envelope
Setback
Existing Contour Data



ORIGIN OF DATA NOTE

Topographic and Boundary information shown is representative of the information shown from Mecklenburg County GIS.

PLANS PREPARED BY



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PROFESSIONAL SEAL

COA SEAL



REVIEWING AGENTS

ZONING:
CITY OF CHARLOTTE

PROJECT LOCATION

9525 SHOPTON RD,
CHARLOTTE, MECKLENBURG
COUNTY, NC 28273

PLANS PREPARED FOR

CROSS COMMERCIAL
REAL ESTATE GROUP
12400 WAKE UNION RD, SUITE 3
WAKE FOREST, NC 27587

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PROJECT NAME

FREEMAN CROSSING

PROJECT NUMBER

2021-025

PROJECT PHASE

REZONING

REVISIONS

NO. DATE DESCRIPTION

SHEET NAME

REZONING PLAN

SHEET NUMBER

1/1

DATE

04/21/2022

